

JAN 27 1970

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 27, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
Alderman Adams, Bird, Calder,  
Hardwick, Linnell, Phillips,  
Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (Illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel, Labour, et al.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,  
SECONDED by Ald. Hardwick,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 20, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCEGeorgia Street Traffic Situation

Council on November 25, 1969, passed the following motion:

"THAT the Assistant City Engineer, Traffic and Transportation, report on the desirability of and timing of traffic facilities, including grade separation, outlined in Board of Administration Report June 24, 1963, Appendix B, page 2, paragraph 9; re Georgia Street Traffic Situation,

FURTHER THAT Council then consider alternate financing of such facilities if in the public interest."

. . . . Cont'd.

JAN 27 1970

REPORT REFERENCE (Cont'd.)

Georgia Street Traffic Situation (Cont'd.)

In the report reference, the Assistant City Engineer (Traffic and Transportation) pointed out the requirements, over the past several years, from developers on the north side of Georgia Street west of the Bayshore Inn to the Stanley Park Entrance, due to additional traffic the developments were expected to generate on to Georgia Street. It was stated that the developments as proposed at present are such that additional traffic on to Georgia Street is expected to be in the neighbourhood of approximately 400 cars per hour in the morning peak period, rather than approximately 1,000 as had been expected in earlier assessments with different developments at these locations.

(No further action was taken at this time.)

## UNFINISHED BUSINESS

## 1. Grandview Steam Laundry

The Council noted Board of Administration report (Property matters) under date of December 12, 1969, dealing with property of the Grandview Steam Laundry Ltd. at 891 Prior Street. This property was within the 'highway' sub-area of Urban Renewal Scheme No. 3. The report sets out the reasons why the property may not be required by the City for many years, if at all. There is, however, an air pollution problem caused by the operation of the laundry and details in regard to correction of this difficulty are set out. It is concluded the solution of the pollution problem, in accordance with City By-laws, should be left to the owners and their consultants.

At a previous Council meeting, it was advised the solicitors for the company wished an opportunity of appearing before the Council. Information at hand, however, now indicates there has been a change in ownership and the original representatives do not wish to appear.

It was reported by a Member of the Council that the Air Pollution Control Officer is presently discussing the pollution problem and remedies with the company.

It was agreed that the Air Pollution Control Officer would continue discussions on the pollution problem with the company.

It was agreed to defer unfinished business items as follows for consideration later in the proceedings following the hearing of delegations:

2. Capital Grant: Y.W.C.A.
  3. Projection of Advertisements from Roof:  
Vancouver Art Gallery
  4. Conference on Indoor Sport & Recreational  
Facilities: Capital Program

JAN 27 1970

## **ENQUIRIES AND OTHER MATTERS**

Alderman Bird -  
Food Handling and  
Certificates of Health

enquired respecting the regulations in the matter of food handling by people and any requirements to obtain certificates of health.

His Worship advised the matter would be considered later.

(Time did not permit later discussion.)

Alderman Linnell -  
Cultural Grants

referred to the present system in reporting to Council on various welfare grant applications and requested information on studies for a similar type of system in the matter of cultural grants.

Alderman Hardwick -  
Union-Prior Couplet

reported that the Strathcona Property Owners and Tenants Association are opposed to the proposed Union-Prior Couplet. He expressed the view that planning of highway systems affecting the east areas are of concern and that the people should be informed on plans so they could make representations on required adjustments.

Alderman Hardwick enquired as to the costs of the Couplet and who was responsible and for how much.

Alderman Wilson -  
Traffic Situation  
within Vancouver

referred to the traffic situation within Vancouver and urged serious consideration be given to a program of grade separation to assist in expediting movement of traffic.

The Alderman agreed to raise the matter at a Standing Committee meeting on Transportation.

Alderman Linnell-  
Pole Lines Underground:  
Portions of 1st and  
16th Avenues

enquired of the status of the matter of placing power pole lines underground in the area of 1st Avenue east from Commercial and 16th Avenue west from Dunbar.

Alderman Linnell -  
Council Policy re  
Standing Committee  
Meetings

enquired regarding the specific instructions of the Council in the matter of holding Standing Committee meetings on a Thursday only.

His Worship expressed the view that this is a guideline to the Chairmen of the Standing Committees but should not be interpreted that this is the only day on which a Standing Committee meeting could be held.

JAN 27 1970

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Phillips -  
Carbon Monoxide

advised of information that in Montreal the carbon monoxide content in the atmosphere has been measured and found to be at a dangerous level. The Alderman enquired if the Board of Administration would advise whether such a measure is taken in the Vancouver area and, if so, what is the carbon monoxide situation.

His Worship referred the matter to the Board of Administration.

Alderman Phillips -  
Establishment of  
Businesses in Vancouver

expressed the view that Vancouver's climate is conducive to attracting the establishment of businesses in Vancouver and attracts business executives to this area. The Alderman felt that this was an aspect, in addition to encouraging industry in general, which should be promoted by the Greater Vancouver Industrial Development Commission.

## COMMUNICATIONS

1. Committee re University Endowment Lands

A communication was noted from the Park Board forwarding resolution asking that a representative of the Park Board be included on the Sub-Committee appointed in respect of University Endowment Lands.

MOVED by Ald. Calder,

THAT the Chairman of the General Purposes Committee be requested to invite a representative of the School and Park Boards to serve on the Sub-Committee of that Standing Committee re University Endowment Lands.

- CARRIED

## 2. Capital Program: P.N.E.

A communication was received from the Pacific National Exhibition Finance Committee, under date of January 22, 1970, quoting the following resolution:

"That the President be authorized to advise the Mayor and Members of City Council that the PNE withdraws request for funds to be provided under the Five Year Plan."

It was pointed out that although there is an urgent need for additional funds to renovate existing facilities, nevertheless, in view of demands upon the City to provide capital funds for essential public requirements, the P.N.E. considers it advisable to withdraw their request.

MOVED by Ald. Linnell,  
THAT this communication be received.

- CARRIED

JAN 27 1970

COMMUNICATIONS (Cont'd.)

3. Appointment of Publicity Committee:  
Capital Program

Consideration was given to the appointment of the Publicity Committee re promotion of the proposed capital program. It was

MOVED by Ald. Adams,

THAT the Publicity Committee, which was appointed as a Sub-Committee of the Finance Committee in 1969, be instructed when reporting, to report directly to the Council in the interest of expediting action on the matters within its terms of reference.

- CARRIED

**BOARD OF ADMINISTRATION AND OTHER REPORTS**

A. General Report, January 23, 1970

## Works and Utility Matters

MOVED by Ald. Bird,

THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated January 23, 1970, Clauses 1 to 5 be adopted, and Clause 6 be received for information.

- CARRIED

## Building and Planning Matters

MOVED by Ald. Adams,

THAT the report of the Board of Administration (Building and Planning matters), dated January 23, 1970, be adopted.

- CARRIED

## Finance Matters

(i) Request for Civic Dinner: duMaurier International Race Committee (Clause 2)

The Board of Administration submitted a request of the Chairman of the duMaurier International Race Committee that the City entertain athletes involved in the 1970 World Cup Ski Race by providing a Civic Dinner. These races are to be held in Vancouver February 27th, 28th, and March 1st.

In 1969 the request was deferred for consideration by the 1970 Council.

MOVED by Ald. Wilson,

THAT the matter be referred to the Entertainment Committee for report and recommendation.

(Out of Order)

His Worship ruled the motion out of order in view of the fact that such Committee was comprised of officials and would not be in a position to recommend.

No further action was taken on the Civic Dinner request.

JAN 27 1970

Regular Council, January 27, 1970 . . . . . 6

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)Finance Matters (Cont'd.)(ii) Grants in Lieu of General School  
and Hospital Taxes (Clause 3)

The Board of Administration submitted a report of the Director of Finance upon requests received for grants in lieu of taxes from various organizations. The following is quoted:-

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified that the properties will be shown as exempt on the 1970 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed that the organizations qualify for this exemption under Section 396(c).

These requests for grants in lieu of 1968 and 1969 taxes, for the period from proof of occupancy or date of first building inspection to the date that the properties become exempt, are subject to Council approval or disapproval.

The requests are presented to Council in three sections.

A. Religious and Charitable Organizations

(i) <u>Immaculate Heart of Mary Church</u>	\$ 2,508.98
3105 East 1st Ave. Lots 22-26/72/Sec.30	
Church	
First building inspection Aug. 15, 1968	
Occupied from April 1969	
Grant to cover period from Aug. 15, 1968	
to December 31, 1969	
(ii) <u>The Salvation Army</u>	\$ 93.17
245 East 12th Ave. Lot 13/115/301	
Parking lot	
Occupied from October 21, 1969	
Grant to cover period from October 21,	
1969 to December 31, 1969	

B. Hospitals

(i) <u>Vancouver General Hospital</u>	\$ 422.12
685 West 12th Ave. Lot 19/399/626	
Home Dialysis Training Unit for	
Chronic Renal Disease	
First building inspection Feb. 14, 1969	
Occupied May 30, 1969	
Grant to cover period from Feb. 14, 1969	
to December 31, 1969	

C. Senior Citizens Housing

(i) <u>British Columbia Housing Foundation</u>	\$1,011.57
1630 Barclay St. Lot 3/58/185	
Private Senior Citizens Housing	
First building inspection Feb. 17, 1969	
Occupied December 10, 1969	
Grant to cover period from Feb. 17, 1969	
to December 31, 1969	

As the grants in lieu of taxes are subject to Council approval or disapproval the above requests for grants in lieu of taxes, amounting to \$4,035.84 in total, are submitted for Council consideration."

. . . . . Cont'd.

JAN 27 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

### Finance Matters (Cont'd.)

Grants in Lieu of General School  
and Hospital Taxes (Cont'd.)

MOVED by Ald. Adams,

THAT the foregoing requests for grants in lieu of taxes be approved as of the dates indicated in each case.

- CARRIED  
BY THE REQUIRED MAJORITY

(iii) West End Community Centre (Clause 4)

The following is extracted from the report of the Board of Administration:-

"The Director of Finance and the Corporation Counsel report as follows:

'On November 6th, 1968, the Board of Administration reported to Council with respect to the development of a community centre in the West End. A portion of that report reads as follows:

## "LOCAL IMPROVEMENT BY-LAW"

The Director of Finance advises that local improvement by-laws require financing details to be set out in the by-law and this has not so far created difficulties as the projects have heretofore been definite and the bonds have either been sold to sinking fund or on a stable and predictable market. There are no moneys in the sinking fund to finance an issue of \$2,000,000 and the financing will have to be done in an unreceptive and unpredictable market. The present market requires a 7-3/4% interest rate for a 20 year issue repayable on the sinking fund method and the Charter requires 4% as the sinking fund rate. It is proposed that the date of issue of the debentures named in the by-law shall be July 1, 1970 and the first year of the local improvement levy shall be 1971. These details must be stated in the by-law and the levy must be made whether or not the bonds have been sold, although the issue date of the bonds can be later than July 1, 1970. If the market is unreceptive to the issue or the terms in the by-law, the by-law cannot be amended or repealed without the consent of the Lieutenant Governor in Council.

N.B. A charter amendment will be submitted to Council to permit the submission of a question under Section 245. instead of the by-law as now required, to a defined portion of the City. This will provide the authority to pass a by-law at the time of the bond sale to authorize borrowing on a basis the market will then accept. This procedure will not be possible until approval of the amendment at the 1969 session of the Legislature."

Upon receipt of this report, Council, on November 12, 1968,  
passed the following resolution:

"THAT the Corporation Counsel be instructed to prepare the necessary by-law and formal resolution for consideration of the Council at the next meeting."

..... Cont'd.

JAN 27 1970

584

Regular Council, January 27, 1970 . . . . . 8

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd.)

West End Community Centre (Cont'd.,)

The result was that a local-improvement by-law was submitted to the property owners in the West End, and 576 voters cast votes in favour and 236 cast votes against the passing of the by-law.

The by-law approved by the ratepayers has an issue date of July 1st, 1970, an interest rate of 7-3/4%, and provides for borrowing in Canadian Funds. The Director of Finance is of the opinion that these details of the financing could well prove to be completely unrealistic as far as appealing to the prospective investors at the time the bonds are offered in the market is concerned. He has therefore suggested that an application be made to the Legislature for legislation which would state that the two readings of the by-law and the approval of the ratepayers would be treated as an affirmative vote to a question under section 523B which has now been amended in accordance with the report quoted above. If such legislation is approved, the bonds could be patterned to the requirements of the market in which they were offered, thus making it more likely that the project could be financed.' "

MOVED by Ald. Linnell,

THAT the Corporation Counsel be instructed to take the necessary steps to give effect to the suggestion of the Director of Finance referred to in the foregoing report submitted by the Board of Administration.

- CARRIED

(iv) Balance of Finance Matters

MOVED by Ald. Adams,

THAT, in respect of the report of the Board of Administration (Finance matters), dated January 23, 1970, Clause 1 be adopted, and Clause 5 be received for information.

- CARRIED

B. Personnel Matters,  
Regular, January 16, 1970

Payment of Long Service Leave -  
Retired Members of Fire Department

MOVED by Ald. Rankin,

THAT the report of the Board of Administration (Personnel matters, Regular), dated January 16, 1970, be adopted.

- CARRIED

C. Personnel Matters,  
Supplementary, January 23, 1970

MOVED by Ald. Wilson,

THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 23, 1970, be adopted.

- CARRIED

D. Property Matters,  
January 23, 1970

MOVED by Ald. Linnell,

THAT, in respect of the report of the Board of Administration (Property matters), dated January 23, 1970, Clauses 1 to 6, and 8 be adopted, and Clause 7 be received for information.

- CARRIED

JAN 27 1970

The Council recessed at approximately 10:45 a.m., following which the Council reconvened 'In Camera' in the Mayor's Office, after which Council recessed at 12:00 Noon to reconvene in open session at 2:00 p.m.

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The Council reconvened in open session in the Council Chamber at 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Calder,  
Hardwick, Linnell, Phillips,  
Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (Illness)

At this point Alderman Linnell took the Chair to leave His Worship free to attend to other business.

## DELEGATIONS AND UNFINISHED BUSINESS

2. Capital Grant: Y.W.C.A.

The Board of Administration advised of a request from the Young Women's Christian Association that the Council grant now an amount of \$33,333 to their building fund rather than two equal grants over the periods of 1970 and 1971 as recommended by the City Council in 1969.

A delegation submitted a brief dated January 27th in support of this request.

MOVED by Ald. Adams,

THAT a capital grant for the year 1970 in the amount of \$16,667 be approved and paid forthwith to the Y.W.C.A.

(Amended)

MOVED by Ald. Rankin, in Amendment,

THAT the amount of '\$16,667' be deleted and in lieu thereof, in the motion of Alderman Adams, the amount of \$33,333 be inserted.

The Amendment was put and

- CARRIED by the required majority

The motion, as amended and reading as follows, was put and

- CARRIED by the required majority

"THAT a capital grant for the year 1970 in the amount of \$33,333  
be approved and paid forthwith to the Y.W.C.A."

3. Projection of Advertisements from  
Roof: Vancouver Art Gallery

The Council further considered the Board of Administration report of January 16th on a request from American Visual Projections Ltd. to construct a projector housing building on the roof of the Vancouver Art Gallery at 1144 West Georgia Street. The purpose is to project advertisements on the adjoining Rayonier Office Building. The Director of Planning and the Technical Planning Board recommend approval on a trial basis under certain conditions. The Town Planning Commission recommends against.

A representative of the Company appeared and submitted a brief in support of its application.

. . . . Cont'd.

IAN 27 1970  
Regular Council, January 27, 1970 . . . . . 10

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd.)

Projection of Advertisements from  
Roof: Vancouver Art Gallery (Cont'd.)

The Community Arts Council submitted a communication urging Council to reject the proposal as well as any other such applications.

At the last Council meeting, a motion was submitted by Alderman Broome which was re-submitted at this time as follows:-

"MOVED by Ald. Broome,

THAT the recommendation of the Director of Planning to grant approval for a six months period, subject to certain conditions of the Technical Planning Board, be not approved."

The motion was put and

- CARRIED

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During consideration of the foregoing item, His Worship the Mayor assumed the Chair.

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3. Recreational Facilities for East  
End: Capital Program

A representative of the Conference on Indoor Sport and Recreational Facilities appeared before Council expressing the need for indoor sport and recreational facilities for the Hastings East area and asking provision in the proposed Capital Program be made accordingly. The Conference represents the following organizations:

- Hastings Chamber of Commerce
- Hastings Community Centre
- Hastings Minor Hockey
- P.N.E. Minor Hockey Association
- Hastings Minor Lacross,
- Vancouver Skating Club
- Cassiar Ratepayers' Association
- Parents Auxilliary, Our Lady of Sorrow
- Senior Citizens Local #63,
- Templeton School
- A.R. Lord School
- Franklin School
- Hastings School
- Lord Nelson School, Templeton and Chief Maquinna P.T.A.

A brief was filed in support of the position taken by the group.

MOVED by Ald. Linnell,

THAT the P.N.E. and the Conference group be requested to meet to discuss P.N.E. recreational facilities and provision of such future facilities as considered necessary, with a view to working out satisfactory recreational facilities to serve the East End area,

FURTHER THAT copy of this resolution be furnished to the Social Development Committee.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

**E. Fire Department: Manning Requirements**

The Board of Administration under date of January 23, 1970, submitted a report from the Fire Chief on manning requirements, with particular reference to a decision of a Mediation Commission respecting holidays. Details are set out in the report showing the effect of the mediation award. It is also stated that there has been a manpower deficiency over the last two years due to vacation entitlement and increased absences due to sickness. The Fire Chief and Administrative Analyst submit the following recommendations which the Board recommends be adopted:

"I recommend that an additional five (5) firefighter positions be established in the Fire Department and that authority be granted to hire them immediately after adoption of this report.

It is further recommended that approval be given for the additional expenditures estimated at \$2,750.00 per month, to provide wages and fringe benefits for the five additional firefighters prior to the approval of the estimates of expenditures in 1970."

MOVED by Ald. Bird,  
THAT the foregoing recommendations be approved.

- CARRIED

**F. Salary and Classification Review:  
Certain Park Board Positions**

The Board of Administration under date of January 23, 1970, submitted a report of the Director of Personnel Services as a result of salary and classification review of several positions in the Horticultural Maintenance Division of the Park Board. The following is extracted therefrom:

"The estimated annual recurring cost which includes annual savings, calculated on the top step, and 1969 second half rates, including fringe benefits of 25% for this combined proposal will be \$3,310.

The Comptroller of Accounts reports that the additional costs for 1969, estimated at \$2,030 will be provided for an included in the 1970 Departmental budget.

The Secretary of the Vancouver Civic Employees' Union requested that a posting procedure be established for all positions reclassified to the rank of Pay Group 5 (\$3.155 per hour, 1969 second half rates) or higher and that this procedure be implemented upon City Council's adoption of this report. This was agreed to by the Superintendent of Parks, the Director of Personnel Services and the Secretary of the Vancouver Civic Employees' Union.

This report has been discussed with the Superintendent of Parks and the Secretary of the Vancouver Civic Employees' Union, both of whom concur herein.

... . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Salary and Classification Review:  
Certain Park Board Positions (Cont'd.)

<u>SUMMARY</u>	<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
D. Worrall		Tradesman II (Gardener) \$3.85 per hour	Trades Foreman I Pay Grade 24 \$736-806	July 1, 1969
N. Bennett		Tradesman II	Sub-Foreman	July 1, 1969
F. Bressler		(Gardener)	(Trades)	
A. Mathot		\$3.85 per hour	\$4.015 per hour	
A. Cook		Tradesman II	No Change	-
E. Rodway		(Gardener)		
R. Wilson		\$3.85 per hour		
A. Scott		Tradesman II (Gardener) \$3.85 per hour	Playing Field Attendant \$3.515 per hour	When vacated
W. Crampton		Tradesman I (Gardener) \$3.51 per hour	Tradesman II (Gardener) \$3.85 per hour	July 1, 1969
S. Buswell		Tradesman I (Gardener) \$3.51 per hour	Tradesman II (Greenhouseman) \$3.85 per hour	July 1, 1969
19 Positions		Tradesman I (Gardener) \$3.51 per hour	No Change	-
W. Fasse		Tradesman I (Gardener) \$3.51 per hour	No Change	-
W. Bryan		Tradesman I (Gardener) \$3.51 per hour	Park Attendant II \$3.155 per hour	When vacated
P. Kimoto		Labourer I	Tradesman I	When adopted
J. Sikora		\$3.02 per hour	(Gardener) \$3.51 per hour While performing Tradesman I duties	

## Your Board

RECOMMENDS that (1) the foregoing recommendations of the Director of Personnel Services be adopted; (2) the necessary funds for 1969, estimated at \$2,030 be provided by an adjustment of the 1970 departmental appropriation during budget review; (3) the revised class specifications No. 1013, Trades Foreman I and No. 1002, Sub-Foreman (Trades) be adopted."

**MOVED** by Ald. Rankin,

MOVED by MR. WILHELM,  
THAT the foregoing recommendations of the Board of Administration  
be approved.

- CARRIED

JAN 23 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

## G. X-Kalay Foundation Society

The Board of Administration under date of January 23, 1970, submitted the following report:-

"During the Council meeting of January 13, 1970, Alderman Sweeney advised that it had come to his attention that some forty persons were at the above address and requested that an investigation be made into the matter.

The Director of Inspections reports as follows thereon:

'Inspections have been carried out at the above address which indicate that the occupancy of the building has been maintained, up to this time, within the approved maximum number of nineteen. An inspection carried out January 23, 1970, showed that there were twenty-six beds and one cot present and that fifteen adults and five children stayed overnight. The Medical Health Officer has ordered the removal of the additional beds and has reported the presence of the children to the Chief Inspector of Community Care Facilities.

It is also noted that visitors to the premises during the afternoon and early evening hours may give the impression of a larger number of persons being resident than is actually the case.'

Unless instructed otherwise a Development Permit will be issued with conditions established by Council per the attached resolution."

MOVED by Ald. Bird,  
THAT the foregoing report be received for information.

- CARRIED

H. Report of Standing Committee on  
Planning and Development dated  
January 15, 1970

MOVED by Ald. Bird,  
THAT, in respect of the report of the Standing Committee on  
Planning and Development, dated January 15, 1970, Clause 1 be adopted,  
and Clause 2 be received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,  
SECONDED by Ald. Adams,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

JAN 27 1970

Regular Council, January 27, 1970 . . . . . 14

BY-LAWS1. BY-LAW TO AMEND BY-LAW NO. 4157  
BEING THE WATER WORKS BY-LAWMOVED by Ald. Adams,  
SECONDED by Ald. Calder,

THAT leave be given to introduce a By-law to amend By-law No. 4157, being the Water Works By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Calder,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Calder,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,  
SECONDED by Ald. Calder,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Calder,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS1. Closing and Stopping Up: Portion of  
S/S 29th Avenue, East of Sidney StreetMOVED by Ald. Rankin,  
SECONDED by Ald. Adams,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS the North 7 feet of each of Lots 122 and 122A, of part of Block "A" of Lots 5, 6 and 7 and part of 3 and 4, Block 2, District Lot 393, Group 1, New Westminster District, Plan 2707, was established for highway under D.F. 36702; and

. . . . . Cont'd.

## MOTIONS (Cont'd.)

Closing and Stopping Up: Portion of  
S/S 29th Avenue, East of Sidney Street (Cont'd.)

WHEREAS the said North 7 feet is no longer required for highway purposes;

THEREFORE BE IT RESOLVED that the North 7 feet of each of Lots 122 and 122A, of part of Block "A" of Lots 5, 6 and 7 and part of 3 and 4, Block 2, District Lot 393, Group 1, New Westminster District, Plan 2707, be closed, stopped up and subdivided with the remainder of said Lots 122 and 122A.

- CARRIED

2. Closing Streets and Lanes: South East Sector between 52nd and 54th Avenues from Arlington Street to Boundary Road

MOVED by Ald. Rankin,  
SECONDED by Ald. Adams,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS all the streets and lanes within the South  $\frac{1}{4}$  of the South East  $\frac{1}{4}$  of District Lot 339, Group 1, New Westminster District, Plan 2275, were dedicated by the deposit of plan 599 and plan 2275;

NOW THEREFORE BE IT RESOLVED that all the street dedicated by the deposit of plan 599 and all the streets and lanes dedicated by the deposit of plan 2275 in the South  $\frac{1}{2}$  of the South East  $\frac{1}{4}$  of District Lot 339, Group 1, New Westminster District, the same as shown outlined green and red respectively on a plan prepared by A. Burhoe, B.C.L.S., dated the 28th day of November, 1969, and marginally numbered LE 3388, a print of which is hereto annexed, be closed, stopped up and title taken thereto and consolidated with adjacent City owned lands.

- CARRIED

3. Closing Streets and Lanes: South East Sector between 49th and 52nd Avenues from Arlington Street to Boundary Road

MOVED by Ald. Rankin,  
SECONDED by Ald. Adams,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS all the streets and lanes within the North  $\frac{1}{2}$  of the South East  $\frac{1}{4}$  of District Lot 339, Group 1, New Westminster District, Plan 1782, were dedicated by the deposit of said Plan 1782;

NOW THEREFORE BE IT RESOLVED that all the streets and lanes dedicated by the deposit of Plan 1782 in the North  $\frac{1}{2}$  of South East  $\frac{1}{4}$ , District Lot 339, Group 1, New Westminster District, save and except the following portions outlined green on plan prepared by A. Burhoe, B.C.L.S., dated November 27, 1969, and marginally numbered LE 3387.

. . . . Cont'd.

JAN 27 1970

Regular Council, January 27, 1970 . . . . . 16

MOTIONS (Cont'd.)Closing Streets and Lanes: South East Sector between 49th and 52nd Avenues from Arlington Street to Boundary Road (Cont'd.)

- (1) 49th Avenue being the most northerly street dedicated by Plan 1782, extending from the easterly limit of District Lot 339 to the production northerly of a line drawn parallel to and 33 feet perpendicularly distant westerly from the westerly limit of Block 2, said part of District Lot 339.
- (2) The east 33 feet of road lying west of said Block 2 north of the westerly production of the southerly limit of Lot 29, said Block 2.
- (3) The lane in Block 2 north of the easterly production of said Lot 29, said Block 2.
- (4) The west 33 feet of road lying east of said Block 2 north of the production easterly of the southerly limit of Lot 20, said Block 2.

The same be closed, stopped up, title taken thereto and consolidated with the adjacent City owned lands. The said closed roads and lanes are shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 27, 1969, and marginally numbered LE 3387.

- CARRIED

4. Capital Program:  
Inclusion of \$5,000,000 for Housing

At the last Council meeting, Alderman Rankin and Alderman Linnell submitted a motion respecting inclusion of \$5,000,000 for housing in the proposed Capital Program.

However, in view of a motion proposed by Alderman Bird, Alderman Rankin agreed not to proceed further with his motion. The motions, therefore, as dealt with by Council are as follows:

MOVED by Ald. Bird,  
SECONDED by Ald. Wilson,

THAT the sum of \$1,000,000 be included in the Five Year Plan for senior citizens and low rental housing, these monies to be used on the basis of a revolving fund for the provision of land and/or housing.

- CARRIED

MOVED by Ald. Phillips, in Amendment  
SECONDED by Ald. Calder,

THAT the amount of \$1,000,000 in the motion of Alderman Bird be struck and the amount of \$2,000,000 be inserted in lieu thereof.

- LOST

MOVED by Ald. Rankin, in Amendment to the Amendment  
SECONDED by Ald. Linnell,

THAT the amount of \$2,000,000 be struck and the amount of \$5,000,000 be inserted in lieu thereof.

- LOST

- - - - -  
(The foregoing decisions were determined after all motions were put in the order shown on Page 17.)

. . . . . Cont'd.

## MOTIONS (Cont'd.)

### **Capital Program:**

Inclusion of \$5,000,000 for Housing (Cont'd.)

Recorded votes were requested on the foregoing. The record therefore is as follows:

Amendment to the Amendment

<u>FOR THE MOTION</u>	<u>AGAINST THE MOTION</u>
Alderman Hardwick	Alderman Phillips
Alderman Rankin	Alderman Calder
Alderman Linnell	Alderman Sweeney
	Alderman Bird
	Alderman Wilson
	His Worship the Mayor
	Alderman Adams

## Amendment

<u>FOR THE MOTION</u>	<u>AGAINST THE MOTION</u>
Alderman Phillips	Alderman Wilson
Alderman Calder	Alderman Sweeney
Alderman Hardwick	Alderman Bird
Alderman Rankin	His Worship the Mayor
Alderman Linnell	Alderman Adams

(Tie vote, therefore declared - LOST)

## Main Motion

<u>FOR THE MOTION</u>	<u>AGAINST THE MOTION</u>
His Worship the Mayor	Alderman Sweeney
Alderman Hardwick	
Alderman Rankin	
Alderman Linnell	
Alderman Adams	
Alderman Phillips	
Alderman Calder	
Alderman Bird	
Alderman Wilson	

— — — — —

During consideration of the foregoing item, the Council observed a short recess followed by an 'In Camera' meeting.

— — — — —

## 5. Establishment of Division of Housing and Civic Property Development

MOVED by Ald. Hardwick,  
SECONDED by Ald. Phillips,

THAT WHEREAS Civic initiatives in housing, renewal, and subdivision are increasing in number, and

WHEREAS planning, properties and insurance, building and other departments are seen to be involved in Civic development, and

WHEREAS public should have clearly identified place to address inquiries, and Council should have a designated official to speak on such matters;

BE IT RESOLVED THAT in the process of reorganization of the Planning Department, the Director consider the establishment of a Division of Housing and Civic Property Development.

Notice was called and recognized by the Chair.

**(Notice)**

JAN 27 1970

**NOTICE OF MOTION**

Alderman Hardwick and Alderman Calder submitted the following  
Notice of Motion:

## 1. Union-Prior Couplets: Review

MOVED by Ald. Hardwick,  
SECONDED by Ald. Calder,

THAT WHEREAS protests have been received from east side residents on use of Union/Prior couplet;

AND WHEREAS Council's expressed policy is for a freeway route along the Great Northern cut; not along Venables Street;

AND WHEREAS Georgia Viaduct traffic should be directed toward the eventual east-west routing;

AND WHEREAS the Malkin Street alignment was rejected because of the recommended provision of a viaduct over the railway;

BE IT RESOLVED THAT this route be reviewed substituting for the viaduct as an interim measure, a grade crossing similar to the one proposed for Union/Prior couplet.

**(Notice)**

The Council adjourned at approximately 5:15 p.m.

\* \* \* \*

The foregoing are Minutes of the Regular Council Meeting dated January 27, 1970, and the reports referred to are those on Page(s) . \$95.621 . . .

Thomas Hays heel.  
MAYOR



**CITY CLERK**

JAN 27 1970

## BOARD OF ADMINISTRATION . . . . (WORKS)

1

JANUARY 23RD, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERSCITY ENGINEER'S REPORT  
(Dated January 23rd, 1970)

---

1. Encroachment of Building on Lot 7, Block 7, D.L.200A, S/S First Avenue East of Quebec Street

"The building situated on Lot 7, Block 7, D.L. 200A, has been there for many years. A recent survey has shown that the building encroaches upon First Avenue a maximum of 11-5/8 inches. The owner of the property, Standard Oil Company of B.C., requests the encroachment be validated.

I RECOMMEND the encroachment from the building situated on Lot 7, Block 7, D.L. 200A, be validated in accordance with the Encroachment By-law. The rental is to be \$15.00 per annum in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

---

2. Encroachment - Lot 45 (except that portion now Kingsway), Block 7, District Lots 36 and 49 - Lane North of Kingsway East of Tyne Street

"The owner of Lot 45 is prepared to dedicate the north 10 feet of his property for lane purposes. Such dedication will make the one-storey concrete building encroach upon the new lane. The encroachment is triangular in shape, going from 0 feet to 0.97 feet, being a total of 6.2 square feet, the same as shown outlined red on plan marginally numbered LF 4906.

I RECOMMEND that the dedication of the 10 foot lane be accepted and the encroachment be validated for the life of the building, in accordance with the Encroachment By-law, at no cost to the owner."

Your Board RECOMMENDS that the foregoing be approved.

JAN 23 1970

Board of Administration, January 23, 1970 .....(WORKS - 2)

3. Closing Streets & Lanes for Georgia Viaduct Replacement

"The construction of the Georgia Street Viaduct will require the closing of a portion of Prior Street west of Main Street, the lane west of Main Street from Prior Street to Union Street, the lane east of Main Street from Union Street to Prior Street, the lane north of Prior Street from the lane east of Main Street to Gore Avenue, and the lane north of Prior Street from lane west of Main to High watermark.

The same as shown outlined red on plan marginally numbered LE 3443. The physical closing of these portions of highway to vehicular traffic will vary as construction proceeds.

I RECOMMEND that the portions of highway outlined red on Plan marginally numbered LE.3443 be closed and stopped up as required and that the City Engineer be empowered to make the physical closing of the highway by the placing of barricades as deemed necessary."

Your Board RECOMMENDS that the foregoing be approved.

4. Tenders for Construction of Sewers in Urban Renewal Area A-5 of Project 2

"Sealed tenders for this project were opened on December 29th, 1969 and the following bids were received:

<u>TENDER</u>	<u>SECTION A</u>	<u>SECTION B</u>
City Engineer	\$ 134,835.00	\$ 59,916.00
United Contractors Ltd.	168,739.58	139,230.69
H.B. Contracting Ltd.	180,232.70	NO BID
Cattermole-Trethewey Contractors Ltd.	213,314.00	206,049.00

The tender call was in two parts, Section A is for shareable work in the Urban Renewal Area and Section B is for non-shareable work. Under Urban Renewal the estimated total cost of Section A agreed to be shared 50% by the Federal Government, 25% by the Provincial Government and 25% by the City is \$113,400.

Tenderers were at liberty to tender on both Section A and Section B, or either Section.

For both Sections A and B, the City Engineer's bid estimates are the lowest. Therefore, the proposal is that the City Engineering Department perform both sections of the work.

12-1/2% surcharge for engineering has to be added to all bids. Therefore, the City Engineer's bid estimates becomes:

Section A	\$ 151,700
Section B	67,400
<u>TOTAL A &amp; B</u>	<u>\$ 219,100</u>

On December 16th, 1969, Council approved the estimated increase in the cost of municipal services shareable by the Senior Governments in Area A-5. At the same time Council approved a formal request to the Senior Governments for amendment to agreements to provide for the overall increase in the cost of work in Area A-5, and the local office of C.M.H.C. has processed the application on to Ottawa and formal approval is expected shortly.

A contract for street paving in Urban Renewal Area A-5 was awarded in 1969, but the Contractor has been restricted to streets where no sewer construction is required. It is therefore important that sewers in this area be completed as soon as possible to allow completion of the paving contract.

JAN 27 1970  
Board of Administration, January 23, 1970 . . . . (WORKS -3)

For this reason it is recommended that Council approve the construction of sewers in Area A-5 by the City Engineering Department in anticipation of formal Senior Government approval of the increase in cost. In order to proceed, an additional \$22,050 must be appropriated prior to approval of the 1970 Sewers Capital Budget, as indicated below:

<u>Existing Agreement Senior Government contributions towards cost of sewers in A-5 (75% of \$113,400):</u>	<u>\$ 85,050</u>
Available funds in 1968-69 Capital Budget	<u>112,000</u>
Total available funds	<u><u>\$ 197,050</u></u>
<u>Additional funds to be appropriated (interim financing) = \$219,100 - \$197,050 =</u>	<u><u>\$ 22,050</u></u>

These \$22,050 additional funds will not be required after the anticipated Senior Government approval of the increase in cost for works in Area A-5, but should be appropriated until such approval is formalized and agreements amended.

I RECOMMEND that the sewers in Urban Renewal Area A-5 of Project 2 in Section A and Section B be constructed by the City Engineering Department, the low tender in each case, and that additional interim financing of \$22,050 be provided in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

#### RECOMMENDATION

##### 5. Routing No. 1 Beach Avenue Bus Service From Seymour Street To Homer Street

The City Engineer reports as follows:

"This service was inaugurated in May, 1969. The Transit Authority by letter dated September 26, 1969, have requested a modification of the downtown looping portion of this service. The Beach Avenue service is presently routed through the downtown area on Burrard, Dunsmuir, Seymour, Hastings and back to Burrard. The request is to substitute Homer Street for Seymour Street in this downtown loop with a stop on the east side of Homer Street north of Dunsmuir Street and a two-bus recovery point on Homer Street north of Pender Street. The purpose of the requested alteration is to improve patronage on the Beach Avenue service by providing a greater penetration into the downtown area.

The Beach Avenue route presently has two recovery points: one on Davie Street at Bidwell, and one for rush hour use on Hornby at Pacific. The two-bus recovery point on Homer at Pender is now requested as a replacement for the two existing recovery points, on the basis that this would minimize variations from the schedule. In the past, the City has adopted a policy of providing for bus recovery points at the outer ends of all bus routes where curb space is more readily available, and this arrangement works satisfactorily. There do not appear to be unusual circumstances in this case which would warrant departure from this policy.

This point has been discussed with Transit Officials, and it has been agreed that the existing recovery points would suffice, with a normal bus zone being installed on Homer at Pender Streets.

. . . cont'd

JAN 27 1970

Board of Administration, January 23, 1970 . . . . (WORKS) . . . 4

Item No. 5 cont'd

There are no significant difficulties with the proposed route change from a traffic standpoint, and accordingly it is RECOMMENDED that the B.C. Hydro & Power Authority be permitted to extend the routing of the Beach Avenue Bus Service by way of Dunsmuir Street, Homer Street and Hastings Street and that bus stops be established on the east side of Homer Street north of Pender and Dunsmuir Streets."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

INFORMATION6. Block 42 Construction

The City Engineer reports as follows:

"A letter dated December 23, 1969, from Mr. P.B. Coombs, President, Downtown Business Association, requests that Council give careful consideration to traffic arrangements during the period when Block 42 is constructed as a result of the experience, to date, with Block 52. He states that, for example, it is vital that there be public use of Howe Street during construction of Block 42.

On November 26, 1969, City Officials met with Messrs. E.M. Ballon, Store Manager, Hudson Bay Company, L.H. Thorlaksson, Manager, Downtown Business Association, and Mr. K. Bream, General Manager, Pacific Centre, to discuss this same matter and concern by the Downtown Business Association. During the meeting the following points were made:

- (1) The use of Howe Street during construction of the underground portion of Howe Street was not possible. The Developers were making every effort to minimize the period of the Howe Street closure.
- (2) In the planning of construction for Block 42, D.B.A. requested that they be given opportunity at this planning stage to be involved in the traffic arrangements with consideration being given to decking over the street or bridging over top of the roadway.

It was agreed that City and Developer were both anxious to cooperate on this matter and would attend any meeting convened by the D.B.A. to discuss the situation.

Since construction of Block 42 is a few years away, it was agreed that this matter would be put outstanding for six months, at which time the situation would be reviewed."

Your Board submits the matter to Council for Information.

\* \* \* \* \*

FOR RECORDING - FILE 581

JAN 27 1970

Board of Administration, January 23, 1970 . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERSRECOMMENDATIONS1. Alterations to Gasoline Service Station  
1610 Robson Street

The Director of Planning reports as follows:

"Imperial Oil Limited has filed a Development Permit Application #50456 to carry out alterations to the existing gasoline service station located at the south-west corner of Robson and Cardero Streets.

It is proposed to modernize the appearance of the existing building including the installation of a new fascia.

The site is located in a C-3 Commercial District and the Gasoline Service Station Location Policy as adopted by City Council on October 1st, 1968, permits consideration of alterations to the existing gasoline service station at this location.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #50456 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station located on this site, subject to the following conditions:

- (a) Prior to the issuance of the development permit, revised drawings are to be submitted or the submitted drawings amended to the satisfaction of the Director of Planning indicating the heights of all plants when planted in the landscaped areas.
- (b) The development is to be carried out and maintained in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law.
- (c) All landscaping and treatment of the open portions of the site are to be provided within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.
- (d) All surfacing, curbing and screening are to be provided in accordance with the approved drawings within 60 days from the date of completion of the proposed development and thereafter to be maintained at all times."

Your Board RECOMMENDS that Development Permit Application #50456 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

2. Alterations to Gasoline Service Station  
1004 Denman Street

The Director of Planning reports as follows:

"Imperial Oil Limited has filed a Development Permit Application #50455 to carry out alterations to the existing gasoline service station located at the south-east corner of Denman and Nelson Streets.

It is proposed to modernize the appearance of the existing building including the installation of a new projecting fascia to the building.

cont'd...

JAN 27 1970

Board of Administration, January 23, 1970 . . . (BUILDING - 2)

Clause #2 Continued:

The site is located in a C-3 Commercial District and the Gasoline Service Station Location Policy as adopted by City Council on October 1st, 1968, permits consideration of alterations to the existing gasoline service station at this location.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #50455 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station located on this site, subject to the following conditions:

- (a) Prior to the issuance of the development permit, revised drawings are to be submitted or the submitted drawings amended indicating clearly to the satisfaction of the Director of Planning the heights of all the plants when planted in the landscaped areas.
- (b) The development is to be carried out and maintained in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law.
- (c) All landscaping and treatment of the open portions of the site are to be provided within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.
- (d) All screening, surfacing and curbing as indicated on the approved drawings are to be provided within 60 days from the date of completion of the proposed development and thereafter to be maintained at all times."

Your Board RECOMMENDS that Development Permit Application #50455 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

3. Development Permit No. 48152  
First Phase: Project 200

The following report has been received from the Corporation Counsel:

"Under the provisions of the development permit dated September 2nd, 1969 granted in respect to the First Phase, Project 200, certain agreements were required to be completed to the reasonable satisfaction of the Corporation Counsel within forty-five days following the date of the development permit as set out in a letter dated August 8th, 1969 submitted by the Company to the Planning Department. The agreements to which the letter refers are with respect to the following matters:

- (a) to provide for the continuous public pedestrian access at Plaza level to the northern boundary of the Plaza, also provision for ultimate extension of public pedestrian access both east and west as shown in the plans submitted. (Item 3a of City Council's Resolution of December 5, 1968.)

cont'd...

JAN 27 1970

Board of Administration, January 23, 1970 . . . . . (BUILDING - 3)

Clause #3 Continued:

- (b) in respect to developments over any portion of City Streets, i.e. pedestrian walkways, etc. (Item 3b of City Council's Resolution of December 5, 1968).
- (c) Project 200 Investments Ltd. as developers will permit and contribute 50% of the cost of connecting a pedestrian walkway on the Plaza to any other similar facility that may be provided immediately to the west of this development. Such 50% of the cost shall be limited to 50% of the 80 ft. width of possible future Howe Street extension. Further, that Project 200 Investments Ltd. undertake to connect the pedestrian walkway on the Plaza to a similar facility as and when any development takes place immediately to the east of the development. (City Council's Resolution of August 19th, 1969.)

Owing to the complexity of these documents, it was not possible to complete the drafting within the period of forty-five days and, at the request of the Corporation Counsel, the City Council did on October 28th, 1969 extend the time for completion of this work for a further period of three months. The extended period expired on January 17th, 1970.

By letter to the City Clerk from Project 200, dated January 15th, 1970, copy of which is circulated, a request has been made for a further extension of three months since the agreements have not yet been completed. It is my opinion that it was not possible to complete these very complex documents within the time allowed, and while it is anticipated the documents will be completed shortly it is considered advisable to allow the request for the extension to April 17th, 1970. I recommend that the extension be granted."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

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FOR M.D.L. (1/23/70) 581

JAN 27 1970

Board of Administration, January 23, 1970 . . . . . (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. Museums Association Gift Shop Extension

The Director of Museums reports as follows:

"The Gift Shop in the Centennial Museum and H.R. MacMillan Planetarium is operated by the Vancouver Museums Association as a fund-raising venture. The revenue raised in 1969 was in excess of \$15,000. As a result of the first year's operation, it is quite apparent that the revenue could be increased for the year if the Gift Shop were extended and the selling area modified. Plans have been prepared and reviewed by the Gift Shop Committee and their retailing advisors who feel that, conservatively, sales could be increased by 50% as a result of the changes. The cost of these changes including consultant's fees is estimated at \$12,000. The Museums Association is prepared to pay for this work, but would like to spread the cost over a five-year period so that most of their revenue is still available for the improvement of the Museum. The City cannot make a loan to the Museums Association, but could finance the cost of the changes to the Gift Shop and charge this cost to the Association as rental for a five-year period.

Accordingly I recommend that Council authorize the expenditure of approximately \$12,000 for the extension of the Gift Shop, subject to the approval of plans and specifications by the Director of Museums, and the City Building Inspector, and that the principal be charged back to the Vancouver Museums Association as rental spread over a five-year period.

This proposal has been endorsed by the Greater Vancouver Civic Museum and Planetarium Board."

The Director of Finance recommends, and your Board concurs, that the foregoing recommendations of the Director of Museums be adopted, subject to the annual rental being set at an amount that will amortize the cost and interest at 9% per annum in 5 equal annual instalments, the first of which is to become due one year after the extension is occupied, and subject to the Association signing an agreement to this effect satisfactory to the Corporation Counsel.

CONSIDERATION2. Request for Civic Dinner:  
duMaurier International Race Committee

City Council, on December 9, 1969, gave consideration to a Board of Administration report on a request received from the Chairman of the duMaurier International Race Committee that the City of Vancouver entertain the athletes involved in the 1970 World Cup Ski Race at a Civic Dinner at an estimated cost of \$2,500.00.

Council, when dealing with this matter, passed the following Resolution:

'THAT the request of the duMaurier International Race Committee be tabled for consideration by the Council in 1970'.

The ski races are to be held in Vancouver on February 27th and 28th and March 1st, and the organization has written again proposing a Civic Dinner on February 25th.

cont'd...

JAN 27 1970

Board of Administration, January 23, 1970 . . . . . (FINANCE - 2)

Clause #2 continued:

Your Board submits the foregoing for the consideration of Council at this time in view of date of the event.

(Copies of the communication dated January 13, 1970, from duMaurier International, together with Board of Administration report dated December 5, 1969, are circulated for the information of Council.)

3. Grants in Lieu of General,  
School and Hospital Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified that the properties will be shown as exempt on the 1970 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed that the organizations qualify for this exemption under Section 396(c).

These requests for grants in lieu of 1968 and 1969 taxes, for the period from proof of occupancy or date of first building inspection to the date that the properties become exempt, are subject to Council approval or disapproval.

The requests are presented to Council in three sections.

A. Religious and Charitable Organizations

(i) <u>Immaculate Heart of Mary Church</u>	\$2,508.98
3105 East 1st Ave. Lots 22-26/72/Sec. 30	
Church	
First building inspection Aug. 15, 1968	
Occupied from April 1969	
Grant to cover period from Aug. 15, 1968	
to December 31, 1969.	
(ii) <u>The Salvation Army</u>	\$ 93.17
245 East 12th Av. Lot 13/115/301	
Parking Lot	
Occupied from October 21, 1969	
Grant to cover period from October 21,	
1969 to December 31, 1969.	

B. Hospitals

(i) <u>Vancouver General Hospital</u>	\$ 422.12
685 West 12th Ave. Lot 19/399/626	
Home Dialysis Training Unit for	
Chronic Renal Disease	
First building inspection Feb. 14, 1969	
Occupied May 30, 1969	
Grant to cover period from Feb. 14, 1969	
to December 31, 1969	

C. Senior Citizens Housing

(i) <u>British Columbia Housing Foundation</u>	\$1,011.57
1630 Barclay St. Lot 3/58/185	
Private Senior Citizens Housing	
First building inspection Feb. 17, 1969	
Occupied December 10, 1969	
Grant to cover period from Feb. 17,	
1969 to December 31, 1969.	

cont'd...

JAN 23 1970

Board of Administration, January 23, 1970 . . . . . (FINANCE -3)

Clause #3 Continued:

As the grants in lieu of taxes are subject to Council approval or disapproval the above requests for grants in lieu of taxes, amounting to \$4,035.84 in total, are submitted for Council consideration."

Your Board submits the foregoing report of the Director of Finance for Council consideration.

4. West End Community Centre

The Director of Finance and the Corporation Counsel report as follows:

"On November 6th, 1968, the Board of Administration reported to Council with respect to the development of a community centre in the West End. A portion of that report reads as follows:

'LOCAL IMPROVEMENT BY-LAW'

The Director of Finance advises that local improvement by-laws require financing details to be set out in the by-law and this has not so far created difficulties as the projects have heretofore been definite and the bonds have either been sold to sinking fund or on a stable and predictable market. There are no moneys in the sinking fund to finance an issue of \$2,000,000 and the financing will have to be done in an unreceptive and unpredictable market. The present market requires a 7-3/4% interest rate for a 20 year issue repayable on the sinking fund method and the Charter requires 4% as the sinking fund rate. It is proposed that the date of issue of the debentures named in the by-law shall be July 1, 1970 and the first year of the local improvement levy shall be 1971. These details must be stated in the by-law and the levy must be made whether or not the bonds have been sold, although the issue date of the bonds can be later than July 1, 1970. If the market is unreceptive to the issue or the terms in the by-law, the by-law cannot be amended or repealed without the consent of the Lieutenant Governor in Council.

N.B. A charter amendment will be submitted to Council to permit the submission of a question under Section 245, instead of the by-law as now required, to a defined portion of the City. This will provide the authority to pass a by-law at the time of the bond sale to authorize borrowing on a basis the market will then accept. This procedure will not be possible until approval of the amendment at the 1969 session of the Legislature.'

Upon receipt of this report, Council, on November 12, 1968, passed the following resolution:

'THAT the Corporation Counsel be instructed to prepare the necessary by-law and formal resolution for consideration of the Council at the next meeting.'

The result was that a local-improvement by-law was submitted to the property owners in the West End, and 576 voters cast votes in favour and 236 cast votes against the passing of the by-law.

cont'd....

1970

Board of Administration, January 23, 1970 . . . . . (FINANCE - 4)

Clause #4 Continued:

The by-law approved by the ratepayers has an issue date of July 1st, 1970, an interest rate of 7-3/4%, and provides for borrowing in Canadian Funds. The Director of Finance is of the opinion that these details of the financing could well prove to be completely unrealistic as far as appealing to the prospective investors at the time the bonds are offered in the market is concerned. He has therefore suggested that an application be made to the Legislature for legislation which would state that the two readings of the by-law and the approval of the ratepayers would be treated as an affirmative vote to a question under section 523B which has now been amended in accordance with the report quoted above. If such legislation is approved, the bonds could be patterned to the requirements of the market in which they were offered, thus making it more likely that the project could be financed."

Your Board submits the foregoing report of the Director of Finance and the Corporation Counsel for the consideration of Council.

INFORMATION5. Vancouver Traffic and Safety Council

The City Engineer reports as follows:

"Council when approving a grant to the Vancouver Traffic and Safety Council in 1969 requested a report on the functions of this organization and the responsibility of the City to support these functions.

The objects of the Safety Council are to actively engage in educational projects designed to promote accident prevention, focus public attention on major accident problems and encourage public participation in remedial action, assist responsible officials and public departments concerned with all aspects of accident prevention and to collaborate with any person or agency, approved by the Safety Council in the field of accident prevention.

The program followed by the Safety Council during 1969 included participation in the following activities:

Truck Safety

The Safety Council works in collaboration with the Association of Fleet Supervisors and Automotive Transport Association, organizing training courses such as Novice Truck Driver Courses, an Air Brake Course and Fleet Supervisor Training and Management courses. They also helped organize the Annual Truck Rodeo and the Northwest Fleet Supervisors Conference.

Defensive Driving

This program is run entirely by the Safety Council with classroom facilities provided by the School Board through the Night School system. Enrolment in this program during 1969 reached 2033 and for the first time since its inception the gross revenue was in excess of expenses by \$1350. It should also be noted the Council was instrumental in bringing this program to B.C. and with the Alberta Safety Council, to the rest of Canada.

cont'd....

1970

Board of Administration, January 23, 1970 . . . . (FINANCE - 5)

Clause #5 Continued:High School Driver Training

This program is administered through the Vancouver High Schools and specially trained teachers. There were 1016 students enrolled in this course during 1969. As the students were only charged for direct costs there was a drain on the Council's financial resources of \$2650 for administration and extra literature.

Traffic Education

The efforts of the Council in this direction were coordinated with the activities of the Police Traffic Division's newly devised and highly effective selective enforcement program. In this connection there were a great number of bulletins produced and distributed, two of which are circulated.

In addition to the foregoing, the Council during 1969 assisted in attaining uniform standards for driving school facilities and training standards, as well as setting standards for the testing of driving instructors. They also provided a subscription for the National Safety Council's magazine to all Vancouver Schools and programs on bicycle safety, home safety, baby sitting, etc., as requested by organized groups. They also took part in the 'Save a Life' program conducted by CKWX radio.

If it were not for the comprehensive education and information program of the Traffic and Safety Council it is likely the number of costly accidents would increase and it would become necessary for the City to become involved in this facet of safety work. To indicate the credit given to the Council for its knowledge and participation in the area of traffic safety, a representative of the Council sits in an advisory capacity on the Official Traffic Commission."

Your Board submits the matter to Council for Information.

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FOR ADOPTION SEE PAGE(S) 581/584

JAN 10 1970

BOARD OF ADMINISTRATIONPERSONNEL MATTERSREGULAR REPORTJANUARY 16, 1970RECOMMENDATION1. Payment of Long Service Leave -  
Retired Members of Fire Department

The Director of Personnel Services reports as follows:

"Clause 10(1)(g) of the Vancouver Firefighters Agreement for 1969-1970 reads:

'After the completion of twenty-five (25) years service, twenty (20) additional working days will be granted as annual leave, to be taken before the completion of thirty (30) years of service, at the option of the member, and that a similar allowance be made at the completion of thirty (30) years service and each subsequent five year period thereafter.'

A letter has been received from the Fire Chief requesting payment in lieu of time-off for long service leave for fifteen (15) members of his department. Thirteen (13) members left the department in 1969 and two (2) members are due to retire in early 1970, and there is not sufficient time remaining for the latter two (2) to be scheduled for all the long service leave.

The remaining members of the department who have qualified for long service leave will have time-off scheduled in 1970.

The additional cost to the City would be \$17,775.65 for Salaries and \$133.36 for Fringe Benefits. The Comptroller of Accounts advises that funds are available within the 1969 Departmental Budget.

Although the interpretation of Clause 19(1)(g) is in dispute, and a statement of claim is being prepared by our Legal Department to be presented before the Courts, I recommend that the thirteen (13) members who left in 1969 and the two (2) members leaving in the early part of 1970 be paid the long service leave due them in accordance with the Fire Chief's request."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

\* \* \* \* \*

JAN 27 1970

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTJANUARY 23, 1970RECOMMENDATIONS

1. 1969 Vacation Carry-over -  
Mr. E.N.R. Elliott and Mr. T.R. Bland,  
Law Department.

The Director of Personnel Services reports as follows:

"A letter has been received from Mr. R. K. Baker, Corporation Counsel, advising that due to the heavy work load in his Department during the past year, particularly with respect to Block 42, the Georgia Viaduct and related matters, and Project 200, it was not possible for all the solicitors to take advantage of their 1969 vacation entitlement.

Mr. Elliott has a total of  $11\frac{1}{2}$  days vacation remaining and Mr. Bland a total of 17. Both may defer 5 days in accordance with Regulation 275, and it is requested that permission be given for the balance of  $6\frac{1}{2}$  days for Mr. Elliott and 12 days for Mr. Bland to be taken in 1970.

It is therefore recommended that approval be given to Mr. Elliott to defer his  $6\frac{1}{2}$  days 1969 vacation entitlement until 1970 and Mr. Bland to defer his 12 days 1969 vacation entitlement until 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. 1969 Vacation Carry-over -  
Mr. A. L. Gracie,  
Engineering Department.

The Acting Director of Personnel Services reports as follows:

"A letter has been received from the City Engineer requesting deferment of two remaining days vacation of Mr. A.L. Gracie until 1970. Illness of himself, followed by illness of other staff members, prevented Mr. A.L. Gracie of the Sewers Operations Branch from completing his 1969 vacation entitlement (two days).

The Acting Director of Personnel Services recommends approval of this request."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

1-1-70

Board of Administration, January 23, 1970....(SUPPLEMENTARY PERSONNEL - 2)

## 3. 1969 Vacation Carry-over -

Mr. E.M. Benedict,  
Senior Fire Alarm Operator.

The Acting Director of Personnel Services reports as follows:

"A letter has been received from the Deputy City Engineer, Mr. G. Lawson, requesting that Mr. E.M. Benedict's vacation entitlement of 1969 of 42 calendar days be deferred until 1970. Mr. Benedict has been absent due to illness since May 1969 and as a result was unable to take his annual vacation.

It is therefore recommended that Mr. Benedict be allowed to defer his 1969 vacation entitlement (42 calendar days) until 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

4. Auto Allowance - Mrs. L.K. Brajcich,  
Data Processing & Systems Division,  
Finance Department.

The Director of Finance reports as follows:

"During the course of her work, this employee is required to visit Departments outside of the City Hall and it is considered more economical to establish a car allowance on the 11¢ per mile basis than to frequently tie up a pool car for long periods on several days per month.

It is recommended that a car allowance on the 11¢ per mile basis be established with respect to the position of Computer Programmer I in the Data Processing Division of the Finance Department."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

5. Mr. A. Mackie -  
Extension of Leave of Absence

The Director of Personnel Services reports as follows:

"Mr. A. Mackie, Acting Business Manager of the Vancouver City Hall Employees' Association, is on Leave of Absence Without Pay from the Health Department until January 31, 1970. Because the Association now wishes to hold a competition for filling the permanent vacancy of Business Manager, Mr. Derby, their President, has requested that Mr. Mackie's Leave of Absence be extended to March 31, 1970.

The Director of Personnel Services recommends that the Association's request be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

\* \* \* \* \*

JAN 27 1970

BOARD OF ADMINISTRATIONPROPERTY MATTERSJANUARY 23, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Acquisition for Replotting  
3593 Ellis Avenue

The Supervisor of Property and Insurance reports as follows:

"Lots 75 and 76, Subdiv. 3 to 10, 12, 15, 16, 19, 21 to 32 & 34, Blocks 24-29, D.L.'s 330 & 331 being 3593 Ellis Avenue, which forms part of the overall plan of subdivision for the South-East Sector, has been offered for sale to the City. This property is one of three remaining private holdings required to complete the City's ownership in this block.

On April 16, 1958, City Council authorized the acquisition of various privately-owned lands south of Marine Drive and east of Kinross Street adjacent to the Kerr Street Disposal Area, these lands being required for a future subdivision scheme. This scheme envisaged the realignment of Marine Drive south of existing Marine Drive from Kerr Street to Boundary Road, which would provide an adequate separation of industrial and residential zones.

The new alignment of Marine Drive has now been established, pursuant to Resolution of Council of May 13, 1969, in connection with the construction of the Burnaby South Slope Interceptor Sewer, West Branch, to connect to the City's Kerr Street Sewer.

These premises comprise a  $1\frac{1}{2}$  storey frame dwelling with a main floor area of 728 square feet erected in 1940 on a site consisting of two lots each measuring 33.35' x 184' and both zoned RT-2. The dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, shakes on the exterior walls, a concrete foundation and is heated by a coal and wood furnace. This dwelling has been well maintained and is in good condition for age and type.

The offer to sell herein has been made by the executrix of the estate of the late owner of this property with a view to settling said estate. Following negotiations, the executrix has agreed to sell for the sum of \$15,500.00 as of December 31, 1969, subject to the present occupant, who is one of the beneficiaries, retaining rent-free possession to January 31, 1970 and continuing thereafter on a month-to-month tenancy at a rental of \$80.00 per month. The aforesaid price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$15,500.00 on the foregoing basis, chargeable to Code #4902/24."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

JAN 27 1970

Board of Administration, January 23, 1970 . . . (PROPERTIES) . . . 2

2. Acquisition for Replotting S.E. Sector  
Lot on the N/S 61st Ave. East of Cromwell St.

The Supervisor of Property and Insurance reports as follows:

"Lot 22, Block 2, E $\frac{1}{2}$  of SW $\frac{1}{4}$  D.L. 335 situated on the north side of 61st Avenue, east of Cromwell Street is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on July 21, 1968.

This property comprises a single lot 40' x 103.75' zoned R.S.1. Same is presently overgrown with bush and is totally lacking all services.

The City Solicitor advises that the owner agrees to accept the sum of \$5,000.00 for said lot subject to the City paying 1969 taxes, in the amount of \$91.81. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property at a total cost of \$5,091.81 on the foregoing basis, chargeable to Code #4906/256."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Tender for Lease of Lots  
Sit: S.W. Corner of First Ave. & Burrard St.

The Supervisor of Property and Insurance reports as follows:

"Lots 17 - 20, Block 217, D.L.526, which is situated on the south-west corner of First Avenue and Burrard Street is a former service station site which was purchased as part of the acquisition programme for the proposed Arbutus/Burrard Connector. The site is 100' x 120', zoned M-1, Light Industrial, and improved with a hollow cement block building of approximately 480 square feet. The balance of the site is generally improved with blacktop. The City Engineer indicates that it is not anticipated that the connector will be completed in the immediate future and is, therefore, prepared to approve a lease for a period of five years. In this regard, the Supervisor of Property and Insurance has advertised for tenders which were opened on December 29, 1969, as follows:

Colonial Restaurants Ltd.	- \$594.00 per month plus taxes
London Times Fish & Chips Ltd.	- \$510.00 per month

The Supervisor of Property and Insurance RECOMMENDS that the tender from Colonial Restaurants Ltd. to lease the subject site be accepted, subject to the following terms and conditions.

- A) A rental of \$594.00 per month plus all taxes (based on 1969 assessed values - this would create a gross income per month of \$594.00 plus \$118.43 = \$712.43).

JAN 27 1970

Board of Administration, January 23, 1970 . . . (PROPERTIES) . . . 3

Item No. 3 cont'd

- B) The lease to commence as of February 1, 1970, for a period of five years terminating January 31, 1975.
- C) Alterations to the existing structure to be subject to the approval of the City Engineer and in conformity with all City By-laws.
- D) The lessee to be given the right to erect signs upon the property in accordance with the City By-laws, providing, however, that such signs relate solely to the business being conducted upon the site.
- E) That the lessee will not assign or sub-lease without leave from the City.
- F) That the lease is subject to a covenant against the property prohibiting the sale or distribution of gasoline or petroleum products."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Caretaker Agreement - Elgin Apartments  
961 Howe Street

The Supervisor of Property and Insurance reports as follows:

"Lots 1 - 37, Block 71, D.L.541, were purchased as per Council's Resolution of September 25, 1969, for public open space. Situated on Lots 26 and 27 is a 12 suite apartment. The apartment has a resident caretaker and relief man appointed by the previous owner. It is recommended that the present caretaker arrangement be continued and that Mrs. E. Kolle be retained as caretaker and Mr. E. Kolle as relief man at 961 Howe St. from January 6, 1970, subject to the following conditions:-

- a) Mrs. Kolle to receive payment of \$51.00 per month;
- b) Rent free possession of Suite #2 valued at \$45.00 per month;
- c) Caretaker's duties are: the operation and minor maintenance of the building, maintaining the grounds and premises in a clean order, and supervision of tenants;
- d) Mr. E. Kolle be appointed relief man on Sundays for 8 hours at \$1.00 per hour;
- e) A contract drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.

RECOMMENDED that Mrs. E. Kolle be retained as caretaker and Mr. E. Kolle as relief man, subject to the conditions (a) to (e) above."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

JAN 27 1970

Board of Administration, January 23, 1970 . . . (PROPERTIES) . . . 4

5. Sale to Angelus Hotel Ltd.: Chattels

The Supervisor of Property and Insurance reports as follows:

"Further to Council Resolution December 16, 1969, which approved leasing of the furniture to Pacific Centre Limited for a term of 18 months, it has been established that a lease of the furniture does not meet with the approval of the Liquor Control Board as a basis for issuing a liquor license to the operator of the hotel.

In this connection it is now proposed to sell the chattels as set out in the inventory of Furniture, Fixtures and Equipment as contained in Schedule A to a Bill of Sale from Angelus Ventures Limited to the City of Vancouver, dated December 31, 1969, for an amount equivalent to the rental the City would have received from February 1, 1970 to June 30, 1971, on the following basis:

- a) A lump sum payment of \$4,893.96 being made to the City upon delivery of a Bill of Sale to Angelus Hotel Ltd., it being understood that this company will be responsible for the custody, maintenance, replacement and insurance on the chattels.
- b) That Angelus Hotel Ltd. will give the City of Vancouver an option to repurchase all of the chattels as listed for one dollar (\$1.00).
- c) The City will be given notice 60 days prior to closure or demolition of the building to enable them to exercise the option to repurchase.
- d) It is agreed that compensation will be paid to the City for fixed or expendable items which have not been replaced during the term of this agreement.
- e) It is agreed that the option to purchase for \$1.00 can be postponed beyond June 30, 1971, by payment of \$287.88 per month.
- f) The City to have the right to check the chattels during the term of this agreement, and further, to give 60 days' notice for repossession after June 30, 1971.

RECOMMENDED that the chattels be sold to Angelus Hotel Ltd. on the foregoing basis, subject to an agreement satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition for Replotting Lots on the S/S 20th Ave., East of Camosun St.

The Supervisor of Property and Insurance reports as follows:

"On December 2, 1969, Council considered a joint report by the Supervisor of Property and Insurance and the Director of Planning relative to City and privately owned lands in the area of the proposed Camosun Bog Park Site, and residential subdivision.

JAN 27 1970

Board of Administration, January 23, 1970 . . . (PROPERTIES) . . . 5

Item No. 6 cont'd

Council resolved as follows:

- (A) The City expropriate Lots 3 and 4, Sub. 4, Block 43, D.L. 139.
- (B) The Director of Planning define the optimum boundaries of the proposed park.
- (C) Certain City lots be resubdivided, and on sale, the funds be utilized to purchase privately-owned land.

Items (B) and (C) will be subject of a separate report.

Lots 3 and 4 comprise two vacant lots each measuring 33' x 122', zoned RS-1, Single Family. While these lots are without services at present, a short extension of 20th Avenue and existing sewer and water therein would serve to provide these facilities.

Negotiations confirm that the owners are prepared to sell for the sum of \$16,000.00 as of Feb. 1, 1970. This settlement price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire Lots 3 & 4 for the sum of \$16,000.00 on the foregoing basis, chargeable to Code #4948/785, these lots being within the proposed residential subdivision."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.  
(Plan of the area is circulated for the information of Council)

INFORMATION

7. Georgia Viaduct Replacement  
- TENANTS - Blk. 21

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item F, Adjourned Council Minutes, February 29, 1968 authorizing the Supervisor of Property and Insurance to negotiate with the owners in Block 21, D.L. 196, for acquisition of the property and request the B.C. Housing Management Commission to consider the people displaced as priority applicants for vacancies in public housing.

The B.C. Housing Management Commission subsequently agreed to accept the people displaced due to the construction of the Georgia Viaduct Replacement as priority applicants in public housing.

The acquisition and clearance of properties has been carried out as a progressive programme, with the obligation to offer alternative housing to displaced residents being given full consideration.

JAN 27 1970

Board of Administration, January 23, 1970 . . . (PROPERTIES) . . . 6

Item No. 7 cont'd

The position with respect to residentially occupied premises is as follows:

208 Union St., Lots 1 & 2, Blk. 21, D.L. 196

The main floor premises are occupied by London Drugs Ltd. The upper two floors are operated as a rooming house, containing approximately 70 tenants, predominantly elderly Chinese and a move out of this area to Woodland Terrace would have been extremely disruptive to their lives. Many of them do not speak English and therefore wish to remain in this area for shopping and social companionship. It was ascertained from the consulting engineers that this building could remain during the initial stages of construction until mid-summer of 1970. Discussions were held with the B.C. Housing Management Commission and Central Mortgage & Housing Corporation, concerning the completion date of McLean Park Extension. This public housing project is due to be completed about July, 1970 and is within two blocks of 208 Union St. Arrangements were made in the Georgia Viaduct Replacement contract No. 2, to leave 208 Union St. until mid-summer 1970 and with the B.C. Housing Management Commission to accept these tenants as priority applicants in McLean Park Extension.

Balance of Block 21, D.L. 196

It was obvious that the remaining residential buildings in Block 21 would have to be demolished and the property utilized for Georgia Viaduct construction well before the McLean Park Extension was available. For this reason eligible residential occupants were offered Public Housing at Woodland Terrace. Of those who refused Public Housing, many found their own accommodation and moved from Block 21.

When whole buildings became vacant they were immediately demolished. Sixteen residential buildings have thus been removed. From an original 131 residents in 22 buildings, there now remain 29 residents in 6 buildings (2 residential dwellings and 4 tenements).

City Council on Nov. 25, 1969, authorized the award of Contract No. 2 of the Georgia Viaduct Replacement to Dillingham Corporation Canada Ltd. Said contractor has now submitted a tentative construction schedule calling for commencement of work in this block March 23, 1970. In order to meet this deadline it is proposed to issue one month's notice to vacate, expiring Feb. 28, 1970, to the remaining tenants.

Your Board submits the above matter to Council for information.

JAN 27 1970

Board of Administration, January 23, 1970 . . . (PROPERTIES) . . . 7

RECOMMENDATION

8. Acquisition for Park Site 19  
1447 Barclay Street (Barclay Manor)

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 11, Property Matters, May 27, 1968, wherein the Supervisor of Property and Insurance advised that the owner of Lot 17, Block 45, D.L. 185, for health reasons, was forced to move to a drier climate and asked that the City either release his property to enable him to sell on the open market or purchase same immediately. City Council on May 31, 1968, authorized the Supervisor of Property and Insurance to negotiate for the acquisition of Lot 17 and certain other properties in Park Site 19.

These premises comprise a three-storey full basement multiple dwelling with a main floor area of 4,600 square feet erected in 1890 on a single lot 66' x 131', zoned RM-4. This building which is operated as a board residence, known as Barclay Manor, contains 48 rooms, 53 plumbing fixtures, has a concrete foundation, siding on the exterior walls, a patent shingle roof and is heated by an oil fired hot water heating system. These premises are currently held under a 7 year lease expiring Feb. 29, 1972, at a rental of \$1,000.00 per month with the lessee being responsible for all repairs except to the exterior. The building is in fairly good condition for age and type.

Following protracted negotiations (due to the owner being absent from the City the greater part of each year) the owner has agreed to sell for the sum of \$117,500.00 as of January 15, 1970, subject to the existing lease. This settlement price is considered to be fair and equitable and is substantiated by independent appraisals.

Park Site 19 is listed on Table 2 of the revised Parks Purchase Program 1968-70, adopted by Council Feb. 6, 1968. However, the 1969 allocation of funds for the purchase of Park Sites has been exhausted and this purchase will require an advance against the 1970 allocation for Park Sites Acquisitions in the Five Year Plan. Other commitments will reduce the funds available in 1970 to \$165,000.00 after purchase of the subject property. Table 1 purchases are completed. It is considered that this amount left for protective purchasing in Table 2 may prove somewhat restrictive.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$117,500.00 on the foregoing basis, chargeable to Code 4189 and this amount be advanced against the 1970 allocation of Five Year Plan funds for Park Sites Acquisitions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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JAN 27 1970  
**STANDING COMMITTEE OF COUNCIL**  
**ON PLANNING AND DEVELOPMENT**

JANUARY 15, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, January 15, 1970, at approximately 2:00 p.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman  
 Aldermen Adams, Broome, Calder, Hardwick,  
 Linnell, Phillips, Rankin,  
 Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)

CLERK: D. Scott

The Minutes of the meeting of the Standing Committee of Council on Planning, Development and Transportation held on Thursday, November 27, 1969, were adopted.

PART I

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Uniformity of Building Code  
 Enforcement of National Building Code  
 Standard of Housing

On May 20th, 1969, Alderman Broome referred to an article in the Financial Post which stated that the Province of Ontario had adopted uniformity in the Building Code, the result of which meant a reduction in the cost of housing. At that meeting Council passed the following motion:

"THAT the matter of uniformity of the building code be referred to the Standing Committee on Planning, Development and Transportation and the Director of Permits and Licenses submit a report on this subject to that Committee".

On July 24th, 1969, the Standing Committee of Council on Planning, Development and Transportation

"RECOMMENDED that the Board of Administration be requested to report on the matters of 'certificate of occupancy' and inspection enforcement related to quality control including C.M.H.C. standards".

This recommendation was adopted by Council on August 5th, 1969.

As a result of the foregoing and upon receipt of a communication from the Vancouver and District Building and Construction Trades Council dated April 1, 1969, the Committee had before it the following three reports of the Board of Administration:

- (a) Uniformity of Building Code dated July 11, 1969.
- (b) Enforcement of National Building Code dated July 11, 1969.
- (c) Standard of Housing dated September 22, 1969.

The first two reports were submitted for information. In the third report, the Director of Permits and Licenses and the City Building Inspector reported as follows with respect to quality control and certificate of occupancy:

cont'd...

JAN 27 1970

STANDING COMMITTEE OF COUNCIL ON  
PLANNING AND DEVELOPMENT, JANUARY 15, 1970 . . . . . 2

**Clause #1 Continued:**

## "Quality Control

It is possible for the City to require quality standards in the construction of apartment buildings. The Corporation Counsel advises that there is power in the Charter for inclusion of such regulations in a by-law. It is presumed that the Residential Standards enforced by Central Mortgage & Housing Corporation would be an appropriate set of regulations to follow.

Information was obtained from the local office of C.M.H.C. with respect to the man power required to enforce the regulations. From their records on apartment buildings, they have provided data on the amount of time required to check plans and inspect the work.

Plan checking averages 11 hours per application. This would be over and above the time spent by our staff in checking plans for compliance with present by-laws. Field inspection averages 1½ hours per suite in buildings of 30 suites or greater but more time in buildings containing less than 30 suites.

Relating this information to the suites constructed in Vancouver in the first six months of this year, we find that required time would be

Plan Checking - 660 hours  
Field Inspection - 5070 hours

Translated into staff requirements, this means

Plan Checking - 1 Plan Checker  
Field Inspection - 7 Building Inspectors

In addition to the foregoing there would be required 1 Clerk-Typist II to cope with the additional clerical work.

The cost of this additional staff in the first year would be

1 Plan Checker @ \$675/month	=	\$ 8,100
7 Building Inspectors I @ \$704/mo.	=	59,136
1 Clerk-Typist II @ \$348/month	=	<u>4,376</u>
		\$ 71,612
Add fringe benefits @ 20%		14,322
Add car allowance		<u>6,000</u>
		\$ 91,934

If this cost is to be borne by the developers, the approximate increased fees charged would have to be about  $3\frac{1}{2}$  times that which is presently applicable. For example, the builder of an apartment building costing about \$350,000 now pays a Building Permit Fee of \$435.25. A fee to cover the increased costs would have to be about \$1500.

It was suggested that the onus for seeing that the standards are complied with should be placed on the owners through the requirement of a statement from an architect that a subject building complies with Residential Standards. Discussions are taking place with the Architectural Institute of B.C. to determine if their members would be prepared to assume such responsibility, and this will be reported on later.

cont'd...

JAN 27 1970

STANDING COMMITTEE OF COUNCIL ON  
PLANNING AND DEVELOPMENT, JANUARY 15, 1970 . . . . . 3

**Clause #1 Continued:**

## Occupancy Certificates

There is power in the Charter for the City to institute a system of occupancy control and this could be applied in the case of apartment buildings. In a previous report it was mentioned that some adjoining municipalities use this system and consider it is advantageous for administrative purposes. They advise that there is additional work in both the office and the field.

Answers are required to certain questions before terms of reference can be formulated:

- (1) Should partial occupancy be allowed, on condition that safety requirements of the building are complied with.
  - (2) If the answer to (1) is 'yes', should all suites proposed for occupancy be absolutely complete, having in mind that to some prospective tenants the completion of some minor items after occupancy is of little consequence.
  - (3) Is it the desire of the Council that where minor alterations are carried out in an existing apartment building, an occupancy certificate should be issued.

It is believed that the field staff will be able to absorb whatever additional work ensues. The impact on the office staff will be greater, but, subject to actual experience, it is believed that this additional work can be assumed by the present staff at this time.

If the Council wish to institute the system with respect to apartment buildings and if answers are given to the above questions, the Building By-law could be amended accordingly."

Representatives of the Vancouver and District Building Trades Council and the United Brotherhood of Carpenters and Joiners of America, Local 452, appeared before the Committee and Mr. N. Podovinnikoff presented a brief which outlined their views with respect to the need for upgrading the City's Building By-law and the standards of material used in the construction of apartments and houses. A booklet entitled "Residential Standards Canada 1965" was submitted for the information of the Committee. The brief concluded with the following recommendations:

- "(a) Adopt the Residential Standards of the National Building Code in By-law form.
  - (b) Rigidly enforce these standards by an increased and unhindered inspection personnel.
  - (c) The entrepreneur and builder must be given the responsibility to live up to the standards and police the quality of his product. This can be done by enacting legislation which will compel all who undertake frame housing construction to post a performance bond based on a percentage of the total cost of the project. Normal inspections would continue. There should be a penalty imposed upon the entrepreneur and/or builder for any reinspection resulting from infractions. Those who fail to comply with the provisions of the new standards will forfeit their Bond."

cont'd...

JAN 7 1970

STANDING COMMITTEE OF COUNCIL ON  
PLANNING AND DEVELOPMENT, JANUARY 15, 1970 . . . . . 4Clause #1 Continued:

In response to questions directed by members of the Committee, the City Building Inspector advised that the Building By-law provides for the control of the safety of Buildings constructed but not quality control. He pointed out that the New National Building Code would be published about June or July of this year and suggested that possibly Council would want to wait until it is received before adopting it.

Mr. Matheson pointed out that if the National Building Code is adopted by Council, there would be additional costs in terms of required staff additions in order to enforce the Code adequately. The estimated cost of \$91,934.00 as set out in the report on Standard of Housing has reference to quality control only.

It was suggested that the Building By-law be amended to permit the use of grade-marked lumber only. After considerable discussion on the various points raised, it was,

## RECOMMENDED:

- (a) THAT the Building By-law be amended to conform to the National Building Code with respect to the grade-marking of lumber.
- (b) THAT as soon as the 1970 National Building Code is received by the City Building Inspector, he be requested to study it with a view to adopting its provisions for the Vancouver Building By-law and report back to the Standing Committee.
- (c) THAT the representatives on the Regional District be instructed to bring up at the next appropriate meeting, the subject of uniformity of Building Codes within the Regional District.
- (d) THAT interested parties be invited to appear before this Standing Committee to discuss the matter of quality control.

PART II

The following action of the Committee is submitted to Council for information:

INFORMATION2. Low Density Multiple Housing

The Council, on Jan. 13, 1970, had before it the following documents for consideration in connection with application before a Public Hearing on December 11, 1969, in the matter of Low Density Multiple Housing:

- (a) Technical Planning Board Policy Report.
- (b) Board of Administration report dated November 25, 1969.
- (c) Town Planning Commission recommendation.
- (d) Vancouver Real Estate Board submission dated June 16, 1969.

At that meeting the following motion was passed:

"THAT the whole matter be referred to the Standing Committee on Planning and Development for a full discussion".

The Chairman pointed out that the following members were at the Public Hearing on December 11, 1969:

cont'd...

JAN 27 1970

STANDING COMMITTEE OF COUNCIL ON  
PLANNING AND DEVELOPMENT, JANUARY 15, 1970 . . . . . 5

**Clause #2 Continued:**

His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick and Sweeney

and the Corporation Counsel advised that at least six of the seven members of Council should be present at this meeting to vote on the report of the Technical Planning Board on Low Density Multiple Housing, dated April, 1969.

(It was noted Alderman Adams had left the meeting earlier)

In view of this information, it was,

**RESOLVED** that the subject matter be submitted to Council on January 20, 1970, for discussion.

The meeting adjourned at approximately 3:35 p.m.

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**FOR ADOPTION SEE PAGE(S)** 589